

Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

**Council Chambers
10601 Magnolia Avenue
Santee, California**

November 12, 2008

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/ Chair Randy Voepel at 7:04 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair Hal Ryan and Council/Commission/Authority Members Brian Jones and John W. Minto. Council/Commission/Authority Member Jack E. Dale entered the meeting at 7:12 p.m.

City Manager/Executive Director/Secretary Keith Till, City/Commission/Authority Attorney Shawn Hagerty, Interim Director of Development Services Jim O'Grady, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Mike Rottenberg, Assistant to the City Manager Kathy Valverde, Assistant to the Executive Director Pamela White, Santee Sheriff's Captain Patricia Duke, Director of Community Services John Coates, Interim City Clerk/Interim Commission Secretary Patsy Bell, and Administrative Secretary Pam Coleman.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/ Executive Director/Secretary, City/ Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

INVOCATION: Pastor Phil Herrington, Pathways Community Church

PLEDGE OF ALLEGIANCE: Boy Scout Pack 383, Den 2

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA: None

1. CONSENT CALENDAR:

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**
- (B) Approval of Meeting Minutes:**
 - Santee City Council 10-22-08 Regular Meeting
 - Community Development Commission 10-22-08 Regular Meeting
 - Santee Public Financing Authority 10-22-08 Regular Meeting
- (C) Approval of Payment of Demands as presented.**
- (D) Authorization to utilize City of El Cajon Bid No. 020-09 to purchase fuel from The SoCo Group, Inc. for one year plus four consecutive one-year options to renew and authorization for the City Manager to approve future purchase orders per subsequent contract renewals and change orders.**
- (E) Authorization of open market purchase of a 2009 Ford F-450 CSA-69 ambulance with trade-in of a 1999 Ford E-350 ambulance, and appropriation of \$27,114 from the Vehicle Replacement Fund Reserves to increase total purchase amount to \$162,114.**
- (F) Authorization to purchase printers per Western States Contracting Alliance (WSCA) contract with Hewlett Packard Company and/or approved resellers in an amount not to exceed \$35,000.**
- (G) Adoption of a Resolution to approve Parcel Map TPM2008-02 and Summarily Vacate an excess road easement for Walgreens. Location: Mission Gorge Road and Carlton Hills Boulevard (Reso 80-2008)**
- (H) Authorization to grant an easement to the City of El Cajon for the sewer line across Mission Gorge Road upon receipt of sewer relocation costs in the amount of \$189,068 for the Forester Creek Improvement Project, CIP 2002-21.**

- (I) Adoption of a Resolution to approve Parcel Map TPM2007-07 and Summarily Vacate excess easements for the Marketplace at Santee. Location: 9325-9367 Mission Gorge Road (Reso 81-2008)
- (J) Approval of installation of a “STOP” sign with a “STOP” legend and limit line on Doheny Road at the intersection with Domer Road.
- (K) Approval of installation of a “STOP” sign with a “STOP” legend and limit line on Hinsdale Street at the intersection with Ramsgate Drive.
- (L) Approval of installation of a “STOP” sign with a “STOP” legend and limit line on Linen Drive at the intersection with Organdy Lane.
- (M) Approval of the expenditure of \$127,763.34 to pay for October 2008 legal services and related costs.

ACTION: On motion of Council Member Minto, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as presented with all voting aye except Council Member Dale who was absent.

2. PUBLIC HEARINGS:

- (A) Public hearing for Conditional Use Permit P08-05 to develop a 47,725 square-foot, two-story charter high school on 3.5 acres located southwest of the intersection of Chubb Lane and Magnolia Avenue within the Riverview Office Park Master Plan in the Town Center Zone. Applicant: Ryan companies US, Inc. (Reso 82-2008)

The Public Hearing opened at 7:08 p.m.

City Planner Melanie Kush introduced the item and Senior Planner Mark Brunette presented the staff report utilizing a PowerPoint presentation.

PUBLIC SPEAKERS:

In Support:

- Matt Reid, applicant, Ryan Companies
- Debbie Beyer, applicant, Liberty Charter School
- Kevin Perry, Pacific Cornerstone Architects
- Guy LaPlante

Submitting speaker slips in support but not wishing to speak were: Becky Haney, Jason Guthrie, Erin Guthrie, Robbie Knight, Jesse Wevano, Robyn Adams, Heather Beyer, Pam Adamson, Sherri LaPlante, Julie Brenner, Frances Balko, Stacey Harrell, Kathleen Schechet, Stephanie Pleasance, James Mapes, Jeffrey Martini, Beth Lynes, Melanie Cohen, Jeremia LaPlante, Eric Vossbrink, Pam Martini, Christy Jordan, Kathy Roeland, Sam Roeland, Emily Cornell, and Andrea Buck.

Neutral:

- Bill Hanlon, fully supports the project but had concerns about potential traffic problems.

MOTION: Mayor Voepel moved to approve staff's recommendations with the following additional wording added to Conditional Use Permit P08-05: Although the Council finds that the proposed project is consistent with adjacent land uses and the RiverView Office Park Master Plan, the Council also finds that any expansion in the size or intensity of the use would create a fundamental incompatibility. Council authorizes the Development Services Director to deny any proposed expansion in the size or intensity of the use based upon this finding. The motion was seconded by Council Member Jones.

Council Members discussed not restricting any future expansion of the school or giving staff the authority to do so. Any proposed expansion would have to come back to Council for approval.

FAILED MOTION: As a result, Council Member Jones withdrew his second. Receiving no second, Mayor Voepel withdrew his motion.

Council Member Dale stated that he supported the project, but did not think that it was an appropriate location.

ACTION: On motion of Council Member Jones, seconded by Council Member Minto, the Public Hearing was closed at 8:04 p.m., the Negative Declaration was approved as complete and in compliance with the California Environmental Quality Act [CEQA], and the resolution approving Conditional Use Permit P08-05 was adopted with all voting aye except Council Member Dale who voted no.

- (B) Public hearing for Tentative Map TM06-03 to subdivide approximately 18 acres into 27 single family residential lots with two HOA lots and an open space lot, and Development Review Permit DR06-13 to construct 27 custom single family dwellings on a site located at the northern terminus of Cuyamaca Street. Applicant: Santee Hills LP (Resos 83-2008 – TM and 84-2008 – DR)

The Public Hearing opened at 8:05 p.m.

City Planner Kush introduced the item and Senior Planner Brunette presented the staff report utilizing a PowerPoint presentation.

PUBLIC SPEAKERS:

In Support:

- Ed Bailey, applicant, submitted a petition with 24 signatures of residents that were in support of the project and lived in the area of the proposed development.
- Connie Bailey, applicant, was available to answer questions.
- Brian Hansen
- Tina Johnson
- James Connoles

Submitting speaker slips in support but not wishing to speak were: John Wagner, Diana Papworth, Barbara McCauley, Jay Payne, Darren Miller, Jim Bachofer, and Brian Johnson.

During discussion, Senior Planner Brunette and City Planner Kush answered Council's questions.

Vice Mayor Ryan requested adding a uniform fencing requirement to the resolution. There was also concern with the deed restriction on single story homes, and Vice Mayor Ryan requested to remove the restriction.

Council Member Jones requested that a designated walkway be required between Lafe Drive and Cuyamaca.

MOTION: Council Member Jones moved to approve staff's recommendations with the following changes to the resolutions: 1) adding the requirement of a designated trail/walkway from Lafe Dr. to Cuyamaca to be maintained by the Homeowners Association, 2) approving the project as submitted with single story homes, however, removing the deed restriction of single story homes, and 3) require that staff work with the developer to come up with an appropriate hillside fencing requirement.

Council Member Dale requested that the deed restriction portion be broken out into a separate motion.

ACTION: The amended motion made by Council Member Jones, seconded by Vice Mayor Ryan, to close the Public Hearing at 8:59 p.m., approve the Negative Declaration as complete and in compliance with the California Environmental Quality Act [CEQA], and adopt the two amended resolutions approving Tentative Map TM06-03 and Development Review Permit DR06-13, which included adding a designated trail from Lafe Dr. to Cuyamaca to be maintained by the Homeowners Association and a uniform hillside fencing requirement, was approved with all voting aye.

ACTION: On motion of Council Member Jones, seconded by Vice Mayor Ryan, the deed restriction of single story homes was removed with all voting aye except Council Member Dale who voted no.

Council Members recessed at 9:01 p.m. and reconvened in Open Session at 9:13 p.m. with all Members present.

- (C) Public hearing for Development Review Permit DR08-07 to construct an industrial building complex on a 7.28 acre site consisting of 5 separate buildings totaling 83,756 square feet located at 11322 Woodside Avenue North. Applicant: Woodside Properties, LLC (Reso 85-2008)**

The Public Hearing opened at 9:13 p.m.

Vice Mayor Ryan announced that due to a conflict of interest he would abstain from this item and left the Chamber.

Interim Director of Development Services O'Grady introduced Principal Planner Kevin Mallory who presented the staff report utilizing a PowerPoint presentation.

PUBLIC SPEAKERS:

In Support:

- Kenneth Smith, Kenneth D. Smith Architect & Associates, Inc., was available to answer questions.
- Bill Hanlon, property owner adjacent to the project.

ACTION: On motion of Council Member Dale, seconded by Mayor Voepel, the Public Hearing was closed at 9:23 p.m., the Negative Declaration was approved as complete and in compliance with the California Environmental Quality Act [CEQA], and the resolution approving Development Review Permit DR08-07 was adopted with all voting aye except Vice Mayor Ryan who abstained.

Vice Mayor Ryan returned to the dais at 9:23 p.m.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS: None

5. CONTINUED BUSINESS: None

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

(A) Jim Montague congratulated Mayor Voepel and Council Member Dale in their recent election victory.

8. CITY MANAGER REPORTS: None

9. COMMUNITY DEVELOPMENT COMMISSION:
(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:
(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

Council Members convened in Closed Session at 9:25 p.m. with all Members present.

12. CLOSED SESSION:

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code section
54956.9(c):
One potential case.

Council Members reconvened in Open Session at 9:45 p.m. with all Members present. Mayor Voepel reported that direction had been given to staff to file a lawsuit against Sycamore Canyon Landfill.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:45 p.m.

Date Approved: December 10, 2008

/s/Patsy Bell

Patsy Bell, Interim City Clerk/Interim Commission Secretary
and for Authority Secretary Keith Till